

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 1A OF THE PLAT OF DELRAY SQUARE II AS RECORDED IN PLAT BOOK 82, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 1A; THENCE, ALONG THE WEST LINE OF SAID TRACT 1A, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 2611 AT PAGE 1952 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, NORTH 00°57'59" WEST, A DISTANCE OF 125.75 FEET; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND WEST TRACT LINE, NORTH 89°02'01" EAST, A DISTANCE OF 76.11 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°47'29" WEST, A DISTANCE OF 46.86 FEET; THENCE NORTH 00°33'20" WEST, A DISTANCE OF 134.87 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE 12 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT OF DELRAY SQUARE II; THENCE, ALONG SAID SOUTH EASEMENT LINE, NORTH 89°46'05" EAST, A DISTANCE OF 12.00 FEET; THENCE, DEPARTING SAID SOUTH EASEMENT LINE, SOUTH 00°33'31" EAST, A DISTANCE OF 129.81 FEET; THENCE SOUTH 45°47'29" EAST, A DISTANCE OF 36.88 FEET; THENCE NORTH 89°12'57" EAST, A DISTANCE OF 69.88 FEET; THENCE SOUTH 00°47'03" EAST, A DISTANCE OF 16.86 FEET; THENCE SOUTH 89°12'57" WEST, A DISTANCE OF 22.46 FEET; THENCE NORTH 00°47'03" WEST, A DISTANCE OF 4.86 FEET; THENCE SOUTH 89°12'57" WEST, A DISTANCE OF 52.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,069 SQUARE FEET OR 0.0704 ACRES, MORE OR LESS.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A ASSUMED BEARING OF NORTH 00°57'59" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) PER OFFICIAL RECORD BOOK 2611, PAGE 1952 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 25, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**DELRAY SQUARE
WATER EASEMENT
SKETCH OF DESCRIPTION**

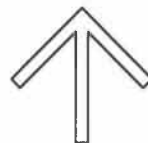
DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	06/25/18
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6900-WE

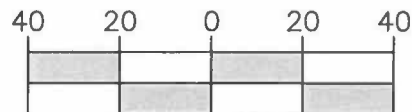
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LEGEND/ABBREVIATIONS

CL - CENTERLINE
 LB - LICENSED BUSINESS
 O.R.B. - OFFICIAL RECORD BOOK
 P.B. - PLAT BOOK
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT



NORTH



1 INCH = 40 FEET
GRAPHIC SCALE
(IN FEET)

TRACT 1A

TRACT 1A

PLAT OF DELRAY SQUARE II
(P.B. 82, PAGES 63-64)

TRACT 4

(INGRESS AND EGRESS EASEMENT PER PLAT)
PLAT OF DELRAY SQUARE II
(P.B. 82, PAGES 63-64)

SHEET 2 OF 2

WEST LINE OF SECTION 13, TOWNSHIP
 46 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA
 SOUTH MILITARY TRAIL (STATE ROAD 809)
 (120' PUBLIC RIGHT OF WAY)
 (O.R.B. 2611, PG. 1952)

(BASIS OF BEARINGS)
 EAST R/W LINE OF SOUTH MILITARY TRAIL
 W LINE OF TRACT 1A

N00°57'59"W 125.75'

15' FLORIDA POWER & LIGHT EASEMENT
 (O.R.B. 82, PAGES 63-64)
 STATE OF FLORIDA
 40' RIGHT-OF-WAY RESERVATION
 DEED BOOK 646, PAGE 303

P.O.C.
 S.W. CORNER
 TRACT 1A

N89°02'01"E 76.11'

N89°46'20"E 150.32'

R=300.00' Δ=31°59'5
 L=167.54'

N89°46'05"E
 12.00'

N00°33'20"W 134.87'
 S00°33'31"E 129.81'

S45°47'29"E 36.88'
 N45°47'29"W 46.86'

12' UTILITY EASEMENT
 (P.B. 82, PAGES 63-64)
 WATER EASEMENT
 N89°12'57"E 69.88'
 S00°47'03"E 16.86'
 S89°12'57"W 52.38'
 N00°47'03"W 4.86'
 S89°12'57"W 22.46'

P.O.B.

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 SKETCH OF DESCRIPTION

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